

THE EFFECTIVE DATE OF THIS ORDINANCE IS JUNE 24, 2004

ORDINANCE NO. 04-09-353

Re: Comprehensive Zoning Map for the Urbana Region of Frederick County

**PREAMBLE**

WHEREAS, THE Board of County Commissioners of Frederick County, Maryland directed the Planning Commission to prepare an update to the Comprehensive Zoning Map of the County, in accordance with the requirements contained in Article 66B, of the Annotated Code of Maryland; and

WHEREAS, the Comprehensive Planning and Zoning process for the Urbana Region was initiated by the Planning Commission in April of 2001; and

WHEREAS, the Planning Commission accepted numerous requests from property owners seeking to change the zoning classifications on their properties and further received requests for changes from the Planning Department staff and County residents during the hearing process; and

WHEREAS, having held numerous public hearings and public work-sessions to review comments and testimony, the Planning Commission approved a Recommended Region Plan and Comprehensive Zoning Map on November 19, 2003; and

WHEREAS, the Comprehensive Zoning Map reflects a PUD zoning classification for Tax Map 88, Parcels 24, 44, and 45 totaling 395.7 acres reflecting the Planning Commission's favorable recommendation on the Monocacy Ventures PUD rezoning application (R-02-1) as part of a separate but concurrent review of the application with respect to the Urbana Region Plan land use, zoning, community facilities, and infrastructure; and,

WHEREAS, the Board of County Commissioners was presented with an approved and recommended Urbana Region Plan and Comprehensive Zoning Map from the Planning Commission; and

WHEREAS, the Board of County Commissioners conducted public hearings on the Urbana Region Plan and Comprehensive Zoning Map on January 20, 2004, and April 20, 2004, pursuant to public notice duly given; and

WHEREAS, after the public hearings, the Board of County Commissioners considered all of the recommendations of the Planning Commission, the Planning Staff, those comments received as part of the hearings of the Planning Commission and hearings before the Board of County Commissioners, and also reviewed written communications which were submitted concerning the Comprehensive Zoning Map by the adjoining planning jurisdictions, affected State and local agencies and interested persons, and the Board of County Commissioners conducted this review process in sessions open to the public; and

WHEREAS, as a result of the various public hearings, comments and correspondence received on this matter, the Board of County Commissioners made certain limited changes in the Planning Commission's recommended Urbana Region Plan and Comprehensive Zoning Map; and

WHEREAS, the Board of County Commissioners finds that the Comprehensive Zoning Map was prepared in accordance with the Comprehensive Plan and designed to control congestion in the streets, to secure the public safety, to promote health and the general welfare, to provide adequate light and air, to promote the conservation of natural resources, to prevent environmental pollution, to avoid undue concentration of population, to facilitate the adequate

provision of transportation, water, sewerage, schools, recreation, parks, and other public requirements.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY, MARYLAND, that the zoning map atlas pages (scale 1" = 1200') as identified herein are hereby adopted, containing the specific zoning classifications for the subject parcels within the Urbana Region as shown thereon: being part of all of zoning atlas pages 86, 87, 88, 89, 95, 96, 97, 98, 104, 105, 105, 110, 111, 112, and 113.

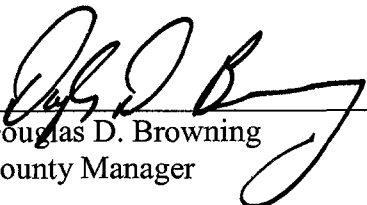
AND BE IT FURTHER ENACTED AND ORDAINED that those parcels which were rezoned prior to the date of this Ordinance and which have retained that prior zoning classification as part of this comprehensive rezoning, shall remain subject to any and all conditions which were imposed at the time of the prior zoning change.

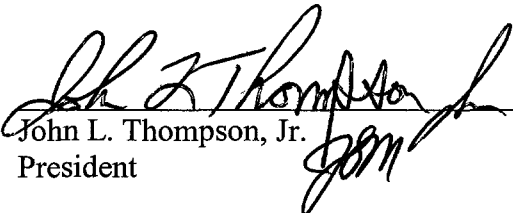
AND BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect on June 24, 2004.

The undersigned hereby certifies that this Ordinance was approved and adopted on the 24<sup>th</sup> day of June, 2004.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF FREDERICK COUNTY, MARYLAND

  
Douglas D. Browning  
County Manager

  
John L. Thompson, Jr.  
President